

NOV 6 1981

The Honorable Helen Scharf
Chairman, National Capital Planning Commission
1325 G Street, N.W.
Washington, D.C. 20576

Dear Mrs. Scharf:

In accordance with Section 5(a) of the National Capital Planning Commission Act of 1952 as amended, a proposed Master Plan for development of the Central Intelligence Agency Headquarters property, McLean, Virginia, is submitted for your review and recommendation. In lieu of an environmental impact study, a statement of negative impact on the environment is submitted along with other supporting maps and documents.

This submission is the result of the joint efforts of the Central Intelligence Agency and General Services Administration.

(Signed) Bertrand G. Berube

Acting Director of Logistics
Directorate of Administration
Central Intelligence Agency

Bertrand G. Berube
Acting Regional Administrator
General Services Administration
National Capital Region

Enclosures:

1. Master Development Plan
and Master Utility Systems
Plan (20)
2. Environmental Assessment (20)
3. Master Development Plan
Drawings (20)



Date : 5 NOV 1981

Reply to :
Attn of : Assistant Regional Administrator, PBS (WP)

Subject: Finding of No Significant Impact - Central Intelligence Agency Master Plan

To : Acting Regional Administrator (WA)

Description of Action

The General Services Administration (GSA) and the Central Intelligence Agency (CIA) have developed a Master Plan for expansion of the CIA headquarters in Langley, Virginia, in order to consolidate the CIA from leased locations. The plan proposes the following: construction of a Federal building with approximately 850,000 occupiable square feet, a new parking structure for 2,525 cars, and a reception center at the Route 123 access roadway; expansion of the area outside the power plant to accommodate new equipment; revisions to the internal roadway; and new landscaping for the site.

Finding

Pursuant to the provisions of GSA Order ADM 1905.1C, GSA Order PBS P 1095.4A, and the regulations issued November 19, 1978, by the Council on Environmental Quality, this is to advise you of my finding, based on the attached environmental assessment and the areawide Environmental Impact Statement (EIS), that the Master Plan and construction of a new office building for the CIA at Langley, Virginia, are not considered a major Federal action significantly affecting the quality of the human environment to a greater degree than the parameters established and discussed in the areawide EIS.

Basis for Finding

The potential additional development of the CIA/FHWA site was discussed in an areawide EIS (GSA Ten-Year Space Acquisition Program, National Capital Region, Areawide Environmental Impact Statement, August 1981, Draft).

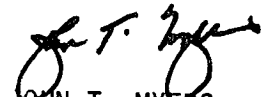
The areawide EIS evaluated potential employment centers against seven major environmental elements: physical conditions (topography, land forms), transportation, urban systems (utilities), socio-economic factors, historic/aesthetic considerations, air quality, and sound levels.

The CIA/FHWA site's maximum development potential was estimated as 4.35 million gross square feet, 3.13 million net square feet (using a 0.72 net/gross factor), and 15,660 employees (based on an average of 200 net square feet per person). Assuming this full development level, the EIS found that potentially significant negative impacts might occur in three of the seven environmental elements: physical conditions (because of steep slopes on the edges of the site), transportation (because of already congested access points), and urban system (because of limited additional sewage treatment capacity for the region). Potentially minor negative impacts were identified for historic/aesthetic considerations, air quality, and sound levels.

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The proposed Master Plan involves the addition of about one million square feet and around 3,000 employees, a scale considerably smaller than the maximum development potential. As a result, the negative impacts of the Master Plan are less severe than those identified in the areawide EIS, and appropriate mitigation measures have been proposed.

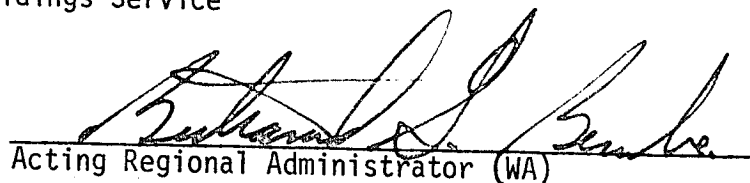
Preparation of the environmental assessment revealed no unique or significant environmental effects that were not examined in the areawide EIS.



JOHN T. MYERS
Assistant Regional Administrator
Public Buildings Service

Enclosure

Approved:


Acting Regional Administrator (WA)

Date

11-6-81

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